174.0	0007	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	542,000 / 542,000
					USE VALUE:	542,000 / 542,000
					ASSESSED:	542,000 / 542,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		ARNOLD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHUNG KENNETH
Owner 2:	
Owner 3:	
Street 1:	44 ARNOLD STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CHUNG KENNETH -
Owner 2:	FLYNN MARGARET -
Street 1:	44 ARNOLD STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,116 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Wood Shingle Exterior and 936 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3116.000	177,400	5,200	359,400	542,000
Total Card	0.072	177,400	5,200	359,400	542,000
Total Parcel	0.072	177,400	5,200	359,400	542,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 579.06 | /Parcel: 579.0

Legal Description

User Acct 116555

GIS Ref

GIS Ref

Insp Date 10/05/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 174.0-0007-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	177,500	5200	3,116.	359,400	542,100	542,100	Year End Roll	12/18/2019
2019	101	FV	159,900	5300	3,116.	354,300	519,500	519,500	Year End Roll	1/3/2019
2018	101	FV	159,900	5300	3,116.	272,100	437,300	437,300	Year End Roll	12/20/2017
2017	101	FV	159,900	5300	3,116.	256,700	421,900	421,900	Year End Roll	1/3/2017
2016	101	FV	159,900	5300	3,116.	236,200	401,400	401,400	Year End	1/4/2016
2015	101	FV	151,000	5300	3,116.	220,800	377,100	377,100	Year End Roll	12/11/2014
2014	101	FV	151,000	5300	3,116.	203,300	359,600	359,600	Year End Roll	12/16/2013
2013	101	FV	151,000	5300	3,116.	203,300	359,600	359,600		12/13/2012

!13577!

PRINT

Date	Time
12/11/20	03:30:38

LAST REV

Date	Time
10/16/18	13:43:32

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13577

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHUNG KENNETH	50727-516		2/15/2008	Family	99	No	No		
PILJA JASENKO &	36255-411		8/29/2002		349,000	No	No		
MC CADDEN JAMES	31229-523		3/20/2000		200,000	No	No		
	21308-77		7/1/1991		60,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	MEAS&NOTICE	HS	Hanne S
10/28/2008	Meas/Inspect	189	PATRIOT
11/19/2002	MLS	MM	Mary M
6/30/2000	MLS	MM	Mary M
2/24/2000	Inspected	276	PATRIOT
12/21/1999	Mailer Sent		
12/20/1999	Measured	163	PATRIOT
7/16/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	116555
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3116		Sq. Ft.	Site		0	70.	1.65	6									359,436						359,400	

Total AC/HA: 0.07153 | Total SF/SM: 3116 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 359,436 | Spl Credit | Total: 359,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	4 - Vinyl	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	257125
Depreciation:	79709
Depreciated Total:	177416

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

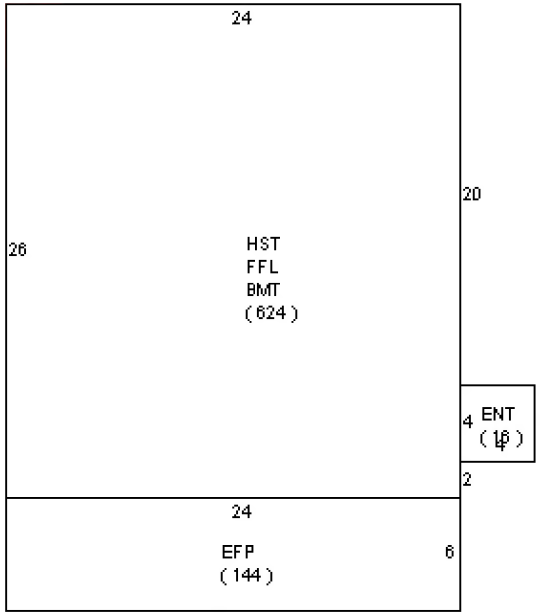
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



Sum Area By Label :
HST = 624
FFL = 624
BMT = 624
EFP = 144
ENT = 16

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	173.73
Special Features:	0	Val/Su Net:	103.14
Final Total:	177400	Val/Su SzAd	189.53

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	624	52.120	32,522
FFL	First Floor	624	173.730	108,406
HST	Half Story	312	173.730	54,203
EFP	Enclos Porch	144	45.670	6,576
ENT	ENTRY	16	26.130	418

Net Sketched Area:	1,720			Total:	202,125
Size Ad	936	Gross Are	2032	FinArea	936

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

174.0-0007-0005.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X19	A	AV	1930	25.96	T	40	101			3,600			3,600
22	Wood Deck	A	Y	1	12X15	A	AV	1990	11.56	T	23.2	101			1,600			1,600

More:	N	Total Yard Items:	5,200	Total Special Featues:		Total:	5,200